LOT 56 CYPRESS LANDING S/D.

959-1024, WD 1038-2131, WD 1097-

PATEL HASU
1313 SW INDIAN GLEN
LAKE CITY, FL 32025

2026

06-4S-17-08028-156

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

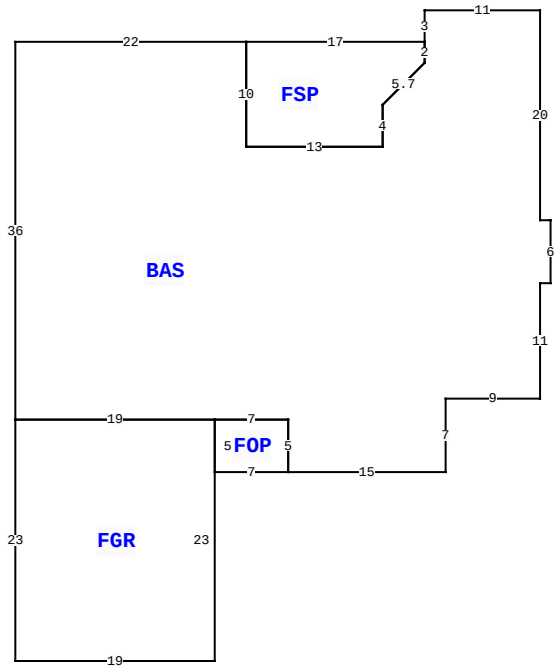
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.1200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100		1,750	169,965
FGR	437	55		240	23,310
FOP	35	30		10	971
FSP	146	40		58	5,633
TOTALS	2,368			2,058	199,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,058	118.1460	132.32	272,315	2006	2006	0	0	0	26.60	73.40

1 SINGLE FAM 100% - 2007 Heated Area: 1750 HX Base Yr 2007



1313 SW INDIAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		199,879
TOTAL MARKET OB/XF VALUE		2,371
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		224,750
SOH/AGL Deduction		69,884
ASSESSED VALUE		154,866
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		99,144
TOTAL JUST VALUE		224,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3583	SFR	477	02/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1097/1764	9/27/2006	WD	Q	I		193,800
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: NITIN & HASU PATEL						
1038/2131	2/15/2005	WD	Q	V	01	288,000
GRANTOR: ROBERT F JORDAN						
GRANTEE: GATEWAY DEVELOPERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S36 FGR= S23 E19 N23 W19$ E19 FOP= S5 E7 N5 W7$ E7 S5 E15 N7 E9 N11 E1 N6 W1 N20 W11 S3 FSP= W17 S10 E13 N4 R4 U4 N2$ S2 D4 L4 S4 W13 N10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	657.00	UT	3.00	3.00	100	2006	2006	3	100	1,971	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 2,371

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/22/2016 BY DF Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/03/2025 BY SYS